

**CITY OF DURHAM | DURHAM COUNTY
 NORTH CAROLINA**



Major Site Plan Report

Meeting Date: January 18, 2010

Reference Name	Clean Green Headquarters Recycling Center (D1000128)	Jurisdiction	City
Request	A major site plan for construction of a single story 12,000 square foot building for use as a recycling center		
Site Characteristics	Tier	Suburban	
	Zoning District	Industrial (I)	
	Overlays	None	
	Site Acreage	4.68 acres	
Applicant	Horvath Associates	Submittal Date	June 14, 2010
Location	126 Stone Park Court, west of Angier Avenue, the railroad, and Wrenn Road, at the northwest corner of the intersection of Stone Park Court and Wrenn Road.		
PIN	0840-03-31-9202		
Recommendation	Development Review Board (DRB)	Recommendation of approval, subject to corrections and verifications which have since been made, 9-0, November 19, 2010, pending approval of the major special use permit (M1000002)	

A. Summary

Tim Wilkinson, on behalf of Clean Green and Cherokee Borden Properties, LLC, requests approval of Major Site Plan for construction of a single story 12,000 square foot building for use as a recycling center for used automotive oil filters, oil, used antifreeze, and waste vegetable oils. Proposed as part of this site plan are 28 motor vehicle spaces, 4 bicycle parking spaces, 5,000 square feet of outdoor storage, and excess gravel parking for trucks used to pick up materials for recycling and to deliver recycled products.

The proposed improvements are indicated on the site plan (Sheet C100). The site plan received a recommendation of approval from the Development Review Board (DRB), subject to corrections and verifications, on November 19, 2010, pending approval of the associated major special use permit (M1000002). City Council is the final approving authority for the site plan, pending approval of the major special use permit.

B. Site Description

Existing conditions are shown on Sheet C001 of the site plan. The site consists of one parcel, bounded by Stone Park Court to the south, Wrenn Road to the east,

Norfolk and Southern Railroad to the northeast, a vacant parcel zoned Rural Residential (RR) to the north, and a parcel to the west zoned Industrial (I) and occupied by Waste Industries. The project site is currently vacant and vegetated primarily with young growth pines; however there are some hardwoods and evergreen understory present on portions of the site.

C. Dimensional Requirements

The proposed building meets or exceeds all dimensional requirements for non-residential development in the Industrial (I) district in the Suburban Tier.

Chart of General UDO Zoning Requirements			
UDO Zoning Requirements	Ordinance Provision	Required	Proposed
Site Area- Minimum (square feet)	6.10.1B	30,000	203,680.80
Lot Width (Feet)	6.10.1B	150	150
Street Yard – Minimum Setback (Feet)	6.10.1B	40	40
Side Setback (Feet)	6.10.1B	50 each side	50 each side
Rear Setback (Feet)	6.10.1B	40	40
Vehicle Parking Spaces	10.3.1A.1	25 ¹	28
Handicapped Accessible Parking Spaces	10.3.2	2 ²	2
Bicycle Parking Spaces	10.3.1A.1	2	4
Building Height- Maximum (Feet)	6.10.1B	90 max	90 max
Building Coverage- Maximum	6.9.1A	65% max (132,392.52 square feet)	5.89% (12,000 square feet)
Tree Coverage (Square Feet)	8.3.1.C.4	20,368.08	20,474

Notes:

1. The required number of motor vehicle parking spaces per UDO Section 10.3.1A for Waste-Related Services is 1 per 500 square feet of enclosed floor area plus 1 per 5,000 square feet of outdoor storage. Applying this formula: (12,000 square feet enclosed floor area/500) + (5,000 square feet of outdoor storage/1) = 25 motor vehicle parking spaces.
2. The required number of spaces represents 7.14 percent of the 28 new spaces provided.

D. Infrastructure Impacts

1. **Streets and Sidewalks.** The project will be accessed by a proposed driveway on Stone Park Court. There is an existing public sidewalk on Stonepark Court that ends at the intersection of Stone Park Court and Wrenn Road. A sidewalk is proposed along the frontage of Wrenn Road to comply with UDO Section

12.4.2, Sidewalk Requirements. Internal sidewalk connection will be made to the public sidewalk along Stone Park Court near the south building entrance.

2. **Transit Impacts.** Transit service to the site is provided by Durham Area Transit Authority (DATA) route 2, with a bus stop located at the intersection of Wrenn Road and Angier Avenue.
3. **Utilities.** The project is served by public water and sewer services. The project was reviewed and approved by City Engineering.
4. **Stormwater/Drainage.** The project was reviewed and approved by City Stormwater Services.

E. Site Characteristics

1. **Watershed Protection.** The site is in the Neuse and Cape Fear River Basin and is located within the F/J-B watershed protection overlay district. All stormwater controls have been approved by City Stormwater Services.
2. **Floodplain, Stream Buffers, Steep Slopes and Wetlands.** There no streams, floodplain, steep slopes, or wetlands on this site.
3. **Landscaping.** Natural buffers composed of existing vegetation are proposed along the north and west property lines, while constructed buffer plantings are proposed along the south and east property lines to satisfy project boundary buffer requirements. Tree coverage is composed of existing vegetation and located within the natural buffers along the north and west property lines to comply with ordinance requirements. Although a project boundary buffer is not required along the northeast property line due the adjacent railroad right of way exceeding 60 feet, a 25 foot wide natural buffer is proposed along the northeast property line to screen the excess gravel parking area, trash handling area, and class B outdoor storage from offsite views. Vehicle use area landscaping is proposed for all required parking spaces to comply with current UDO standards. Street trees are proposed along all street frontages to meet ordinance requirements.

F. Public Notification

- Notification was mailed to all property owners within 600 feet of the site in accordance with UDO Section 3.2.5, Notice and Public Hearings.

G. Staff Contact

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H. Attachments

1. Context Map
2. Site Plan Reduction (8 pages)